# **Energy performance certificate (EPC)**

1 RHIANFA BRONWYLFA SQUARE ST ASAPH LL17 0BU Energy rating

Valid until: 24 October 2030

Certificate number: 7191-9271-0922-4023-0003

Property type Mid-terrace house

Total floor area 88 square metres

### Rules on letting this property

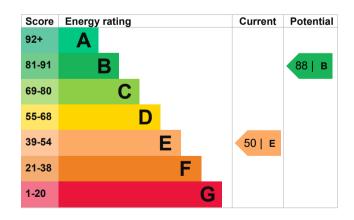
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance</u>).

# Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 89% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

#### Primary energy use

The primary energy use for this property per year is 443 kilowatt hours per square metre (kWh/m2).

Environmental imp property	act of this	This property's potential production	2.2 tonnes of CO2
This property's current enverting is F. It has the poten		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Properties get a rating from on how much carbon dioxing produce each year. CO2 h	de (CO2) they		
An average household produces	6 tonnes of CO2	Environmental impact ratin assumptions about average energy use. They may not consumed by the people liv	e occupancy and reflect how energy is
This property produces	6.6 tonnes of CO2		

## Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£63
2. Internal or external wall insulation	£4,000 - £14,000	£367
3. Floor insulation (solid floor)	£4,000 - £6,000	£66
4. Draught proofing	£80 - £120	£12
5. High heat retention storage heaters	£2,000 - £3,000	£294
6. Solar water heating	£4,000 - £6,000	£71
7. Solar photovoltaic panels	£3,500 - £5,500	£355

#### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1533
Potential saving if you complete every step in order	£872

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

#### Heating use in this property

Heating a property usually makes up the majority of energy costs.

# Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	10139 kWh per year
Water heating	2184 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Loft insulation	587 kWh per year
Solid wall insulation	3442 kWh per year

#### Saving energy in this property

Find ways to save energy in your home by visiting <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

#### Assessor contact details

Assessor's name Richard Price
Telephone 01492 518430

Email <u>pricerh@btinternet.com</u>

#### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO034731 Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

#### Assessment details

Assessor's declaration No related party
Date of assessment 23 October 2020
Date of certificate 25 October 2020

Type of assessment RdSAP